



Post Office Box 9010

Addison, Texas 75001-9010

5300 Belt Line Road

(972) 450-7000  
FAX (972) 450-7043

## **AGENDA**

### **REGULAR MEETING OF THE CITY COUNCIL**

**JUNE 28, 2005**

**7:30 P.M.**

**COUNCIL CHAMBERS**

**5300 BELT LINE ROAD**

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### **REGULAR SESSION**

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Item #R1 - Consideration of Old Business.

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Item #R2 - Consent Agenda.

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## CONSENT AGENDA

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#2a - Approval of the Minutes for the June 14, 2005 and June 25, 2005 Council Meetings.

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#2b - Consideration and approval of a Resolution to award bid to Jim Bowman Construction Co., L.P., in the amount of \$77,971.00 for the Sampling Manhole Construction Project.

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Item #R3 -

**PUBLIC HEARING** and consideration of an Ordinance approving an amendment to an existing Planned Development District (Ordinance No. 002-001) in order to approve revised development plans for a condominium development of 80 units, located on Lot 1A, Village on the Parkway Shopping Center, 5100 Belt Line Road, on application from Redwood Residential, represented by Mr. Luke Crosland.

Attachments:

1. Docket Map
2. Staff Report
3. Plans

The Planning and Zoning Commission Findings:

The Addison Planning and Zoning Commission, meeting in regular session on June 23, 2005, voted to recommend approval of an amendment to an existing Planned Development District (Ordinance No. 002-001) in order to approve revised development plans for a condominium development of 80 units subject to the following conditions:

-The applicant must submit additional detail as to the construction of the screening of the parking garage, and should revise the plans to provide better screening for the large openings in the garage face.

-The application must file complete landscaping and irrigation plans prior to the issuance of a building permit.

Voting Aye: Bernstein, Chafin, Doepfner, Knott, Meier, Wood

Voting Nay: None

Absent: Jandura

Administrative Recommendation:

Administration recommends approval.

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Item #R4 -

**PUBLIC HEARING** and consideration of an Ordinance approving an amendment to an existing Special use Permit for a restaurant, and approval of an amendment to an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, located at 5000 Belt Line Road, Suite 785

(Addison Walk), on application from Kenny's Wood Fired Grill, represented by Mr. Cliff Maillet of The Design Authority, LLC.

Attachments:

1. Docket Map
2. Staff Report
3. Plans

The Planning and Zoning Commission Findings:

The Addison Planning and Zoning Commission, meeting in regular session on June 23, 2005, voted to recommend approval of an amendment to an existing Special Use Permit for a restaurant, and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, subject to the following conditions:

-The applicant shall not use any terms, including the term "bar," "tavern," or graphic depictions that denote alcoholic beverages in exterior signs.

Voting Aye: Bernstein, Chafin, Doepfner, Knott, Meier, Wood

Voting Nay: None

Absent: Jandura

Administrative Recommendation:

Administration recommends approval.

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Item #R5 -

**PUBLIC HEARING** and consideration of an Ordinance approving for an amendment to an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, located at 4930 Belt Line Road, Suite 190, on application from Go Fish Restaurants, represented by Mr. Cash Hebel.

Attachments:

1. Docket Map
2. Staff Report
3. Plans

The Planning and Zoning Commission Findings:

The Addison Planning and Zoning Commission, meeting in regular session on June 23, 2005, voted to recommend approval of an amendment to an existing Special Use Permit for a



restaurant, and amendment to an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, subject to the following conditions:

-The irrigation controllers for this center will need to be inspected to ensure the rain and freeze sensors are operable before issuance of a Certificate of Occupancy.

-The applicant shall not use any terms, including the term "club", or graphic depictions that denote alcoholic beverages in exterior signs.

Voting Aye: Bernstein, Chafin, Doepfner, Knott, Meier, Wood

Voting Nay: None

Absent: Jandura

Administrative Recommendation:

Administration recommends approval.

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Item #R6 - Consideration and approval of an Ordinance granting two meritorious exception to Sec. 62-163, Area of the sign ordinance, for Café Japon and Boba Tea located at 4933 Belt Line Road.

Attachments:

1. Staff Report
2. Memorandum from Lynn Chandler
3. Application
4. Plans

Administrative Recommendation:

Administration recommends approval of both exceptions.

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Item #R7 - Consider appointment of Nancy Cline to the Board of Directors to the North Dallas County Water Supply Corporation.

Attachments:

1. Memorandum from Randy Moravec

Administrative Recommendation:

Administration recommends approval.

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Item #R8 - Consideration and approval of a Resolution authorizing the City Manager to enter into a contract with Dallas Pump Service & Supply, Co., in the amount of \$73,817.10 for the purchase and installation of a Fuel Management and Underground Storage Tank (UST) Monitoring System for the Town of Addison Service Center and Central Fire Station facilities.

Attachment:

1. Council Agenda Item Overview

Administrative Recommendation:

Administration recommends approval.

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Adjourn Meeting

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Posted 5:00 p.m.  
June 23, 2005  
Carmen Moran  
City Secretary

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS  
WITH DISABILITIES. PLEASE CALL (972) 450-2819 AT LEAST  
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

**OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL**

June 14, 2005 – Work Session  
6:00 p.m. – Town Hall Conference Room  
5300 Belt Line Road

Present: Mayor Chow, Councilmembers Hirsch, Kraft, Mallory, Mellow, Niemann  
Absent: Braun

Item #WS1 – Discussion of Hotel Fund.

Item #WS2 – Discussion of Airport Fund.

Item #WS3 – Review and Discuss Council Goals.

Item #WS4 – Review and Discuss Mayor's Recommendation of Council Liaison Assignments.

Item #WS5 – Review Council Agenda Schedule.

No action was taken on any of the work session items.

There being no further business before the Council, the meeting was adjourned.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Secretary

**OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL**

June 14, 2005  
7:30 p.m. - Council Chambers  
5300 Belt Line Road

Present: Mayor Chow, Councilmembers Hirsch, Kraft, Mallory, Mellow, Niemann  
Absent: Braun

Item #R1 - Consideration of Old Business.

The following employees were introduced to the Council: Kimberly Bettis (City Manager), Katie Roller (Finance), and Ray Yager (Fire).

Item #R2 - Consent Agenda.

Item #2a was considered separately.

#2b – Approval of final payment to Decker Mechanical Incorporated for replacement of the Athletic Club in-door pool – Pool Pak HVAC unit with a new Dectron HVAC unit totaling \$9,438.35. (Approved)

#2c – Approval of final payment to Battson Contracting Company for completion of the Easement Park storm drainage improvements totaling \$5,999. (Approved)

Councilmember Mallory moved to duly pass the above listed items.  
Councilmember Niemann seconded. Motion carried.

Voting Aye: Chow, Hirsch, Kraft, Mallory, Mellow, Niemann  
Voting Nay: None  
Absent: Braun

#2a – Approval of the Minutes for the May 21, 2005, May 24, 2005 and June 6, 2005 Council Meetings subject to corrections.

Councilmember Niemann moved to duly approve the minutes for May 21, 2005, May 24, 2005 and June 6, 2005 Council Meetings. Councilmember Mallory seconded. Motion carried.

Voting Aye: Chow, Hirsch, Kraft, Mallory, Mellow, Niemann  
Voting Nay: None  
Absent: Braun

Item #R3 – Consideration and approval of Mayor's recommendation of Council Liaison Assignments.



Councilmember Mellow moved to duly approve the Mayor's recommendation of Council Liaison Assignments. Councilmember Kraft seconded. Motion carried.

Voting Aye: Chow, Hirsch, Kraft, Mallory, Mellow, Niemann  
Voting Nay: None  
Absent: Braun

Item #R4 – Consideration and approval of the Town's policy and approach to hosting dignitaries and other visitors to Addison.

Councilmember Niemann moved to duly approve the Town's policy and approach to hosting dignitaries and other visitors to Addison by allowing staff to make those hosting decisions on a case by case basis. Hosting is limited to no more than \$5,000 without prior Council approval.

Voting Aye: Chow, Hirsch, Kraft, Mallory, Mellow, Niemann  
Voting Nay: None  
Absent: Braun

Item #R5 – Consideration and approval of an expenditure for hosting our Sister City, Banciao City, Taiwan.

The item was discussed by the Council, during which various motions were made but not voted upon as a result of the withdrawal of a motion or the failure of a motion to receive a second. It was generally discussed that Town Staff provide further information at a future meeting regarding the sister city program. No action was taken on the matter.

Item #R6 – Consideration and approval of an Ordinance granting a meritorious exception to Sec. 62-137, Government Signs, for Barrett Burke Wilson Castle Daffin & Frappier, LLP located at 15000 Surveyor Blvd.

Councilmember Mellow moved to duly approve Ordinance No. 005-023 granting a meritorious exception to Sec. 62-137, Government Signs, for Barrett Burke Wilson Castle Daffin & Frappier, LLP located at 15000 Surveyor Blvd. Councilmember Mallory seconded. Motion carried.

Voting Aye: Chow, Hirsch, Kraft, Mallory, Mellow, Niemann  
Voting Nay: None  
Absent: Braun

Item #R7 – Consideration and authorization to reject all bids submitted for Paving and Drainage Improvements to Addison Road, Phase 1.

Councilmember Mallory moved to duly approve the rejection of all bids submitted for Paving and Drainage Improvements to Addison Road, Phase 1.

Councilmember Hirsch seconded. Motion carried.

Voting Aye: Chow, Hirsch, Kraft, Mallory, Mellow, Niemann  
Voting Nay: None  
Absent: Braun

Item #R8 – Consideration and approval of a Resolution authorizing the City Manager to enter into an agreement with Leland Consulting Group to assist the Town in the development of the Belt Line Corridor Investment strategy.

Councilmember Mallory moved to duly approve Resolution No. R05-058 authorizing the City Manager to enter into an agreement with Leland Consulting Group to assist the Town in the development of the Belt Line Corridor Investment strategy. Councilmember Niemann seconded. Motion carried.

Voting Aye: Chow, Hirsch, Kraft, Mallory, Mellow, Niemann  
Voting Nay: None  
Absent: Braun

There being no further business before the Council, the meeting was adjourned.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Secretary



## **Town of Addison City Council Liaison**

### **Joe Chow:**

- Metroplex Mayor's Association – Association of Mayors and city managers from cities throughout the greater Dallas-Fort Worth area, commonly referred to as the "Metroplex". Members meet monthly and host speakers from our area, who discuss innovative programs and initiatives impacting the North Texas region.
- Metrocrest Chamber of Commerce – the Chamber of Commerce that services the cities of Addison, Carrollton, and Farmers Branch
- North Texas Commission – is a regional non-profit consortium of businesses, cities, counties, chambers of commerce, economic development entities and higher education institutions in the North Texas Region committed to enhancing the overall economic vitality and quality of life of North Texas.
- National League of Cities – The National League of Cities serves as a national resource and advocates for over 1,600 member cities and towns of all sizes and for 49 state municipal leagues whose member municipalities total more than 18,000 in strengthening local government, encouraging economic competitiveness, and promoting corporate civic engagement.
- State & Federal Governments – Various roles and activities

### **Jimmy Niemann:**

- Senior Adult Services - Senior Adult Services is committed to caring for seniors and their families in Addison, Carrollton, Coppell and Farmers Branch. The agency mission is to ensure that all senior adults living in the community will receive the support and services needed to maintain independence and quality of life. The agency serves as a source of information for residents of any age involved in caring for and about someone age 60 or older.
- Greater Dallas Planning Council – Since 1946, the Greater Dallas Planning Council is charged as a voluntary, non-profit, non-partisan organization dedicated to good city planning, providing leadership and support to many projects which have had lasting impact.
- Texas Municipal League – The Texas Municipal League formed in 1913 and exists to provide services to Texas cities and advocate the interests of its members.

### **Greg Hirsch:**

- DART – Dallas Area Rapid Transit is the regional transit authority that services Addison, Carrollton, Cockrell Hill, Dallas, Farmers Branch, Garland, Glenn Heights, Highland Park, Irving, Plano, Richardson, Rowlett, and University Park

## **Town of Addison City Council Liaison**

- North Central Texas Council of Governments - North Central Texas Council of Governments (NCTCOG) is a voluntary association of, by and for local governments, and was established to assist local governments in planning for common needs, cooperating for mutual benefit, and coordinating for sound regional development. NCTCOG's purpose is to strengthen both the individual and collective power of local governments and to help them recognize regional opportunities, eliminate unnecessary duplication, and make joint decisions. NCTCOG serves a 16-county region of North Central Texas.
- Metroplex Mayor's Association – Association of Mayors and city managers from cities throughout the greater Dallas-Fort Worth area, commonly referred to as the “Metroplex”. Members meet monthly and host speakers from our area, who discuss innovative programs and initiatives impacting the North Texas region.

### **Tom Braun:**

- Metrocrest Social Services – Provides short-term emergency services to improve the life situations of residents in the cities of Carrollton, Farmers Branch, Addison, and Coppell.
- Special Care & Career Services - Supports families, children and adults with developmental disabilities by providing three key services to Denton, Collin and Dallas counties with three age-determined programs: Early Childhood Intervention, Child Development Enrichment Services, and Supported Employment Services.
- Arbor Foundation - Is a non-profit foundation created for the purpose of raising funds to be used for public landscape beautification.

### **Roger Mellow:**

- Texas Chamber Orchestra – Provides musical concerts at the Addison Theatre Centre
- Water Tower Theatre – The theatre company that resides at the Addison Theatre Centre
- The Family Place – the Dallas-based, nonprofit organization that provides assistance to victims of family violence since 1978.

### **Diane Mallory:**

- Shakespeare Festival of Dallas – Founded in 1971 to provide cultural access to works of William Shakespeare within the North Texas area.
- Communities in Schools Dallas – is a non-profit, charitable organization that has been working in Dallas and Collin Counties since 1985 to provide direct services and educational support to at-risk students



## **Town of Addison City Council Liaison**

- Dance Council – a non-profit organization started in 1973 as a membership service organization of professional and non-professional dance companies, independent artists, teachers, performers, movement specialists, students, dance enthusiasts and businesses. The Dance Council serves the Dallas-Fort Worth Metroplex by providing artistic, educational, and cultural opportunities to people through dance festivals, master classes, and scholarships.

### **Dennis Kraft:**

- Greater Dallas Chamber – The Chamber of Commerce that serves the greater Dallas area since 1909. This Chamber of Commerce is one of the largest voluntary-membership driven organization of businesses in the United States.
- North Dallas Chamber – The Chamber of Commerce that services the area between downtown Dallas and the city limits to the north.
- Cavanaugh Flight Museum – A non-profit organization devoted to promoting aviation studies and to perpetuating America's aviation heritage; the museum fulfills its mission by restoring, operating, maintaining and displaying historically-significant, vintage aircraft, and by collecting materials related to the history of aviation.

**OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL**

June 25, 2005 – Work Session  
9:00 a.m. – Addison Service Center  
16801 Westgrove Drive

Present: Mayor Chow, Councilmembers Braun, Hirsch, Kraft, Mallory, Mellow,  
Niemann

Absent: None

Item #WS1 – Discussion of Compensation Study Results.

Item #WS2 – Discussion of Human Resources Policies and Programs

Item #WS3 – Discussion of Utility Fund.

No action was taken on any of the work session items.

There being no further business before the Council, the meeting was adjourned.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Secretary

## Council Agenda Item #2b

### SUMMARY:

This item is for the award of contract to Jim Bowman Construction Co., L.P., in the amount of \$77,971.00, for the Sampling Manhole Construction Project.

### FINANCIAL IMPACT:

Budgeted Amount:	\$95,000.00
Engineering Estimate:	\$79,000.00
Construction Bid Amount:	\$77,971.00
Source of Funds:	Funds are available from the FY 2004-2005 Water and Sewer Fund.

### BACKGROUND:

In coordination with Dallas Water Utilities (DWU), the Town of Addison prepared engineering plans and specifications for the construction of three sanitary sewer manholes that will be constructed over existing DWU mains along the east side of the Dallas North Tollway. Each manhole would be located within a DWU easement and be equipped with devices that would allow for more effective sampling and testing of the wastewater flow from Addison into the DWU system. This operation will ultimately allow for more accurate readings regarding wastewater quality and directly affect future rate structures for treatment of the Town's effluent.

The Town held a pre-bid meeting on February 1, 2005. Only one contractor attended the meeting to discuss the scope of work. As a result, staff sent out an addendum to the project, whereby, another pre-bid meeting was scheduled for February 15, 2005 and the bid opening date was moved to February 22, 2005. No contractors attended the second pre-bid meeting despite continued advertisement and forwarding the announcement of the meeting to several potential contractors in this area. Jim Bowman Construction Co., L.P. submitted the only bid. This contract provided for A + B bidding for purposes of award. Subsequently, the single bid was rejected by Council on March 8, 2005.

In an attempt to re-bid the project and obtain more than one bid, staff sent notices out to 245 vendors. Bid documents were sent to 10 potential contractors including:

Texas Inlets	Moss Construction Company
Barson Utilities	Tri-Con Services
Rodman Utilities	Jim Bowman Construction
John Burns Construction	RKM Utility Services, Inc.
Fox Contractors	Calhar Construction, Inc.

Jim Bowman Construction Co. was the only contractor that attended the next Pre-Bid meeting on June 7, 2005 and also submitted the only bid, in the amount of \$77,971.00

and 25 calendar days. An incentive/disincentive provision is also included and provides for the contractor to be awarded \$250.00 per day for early completion to a maximum of \$5,000. The disincentive amount is also \$250 per day for every day that construction exceeds the contractual deadline. It is the determination of the staff that every effort has been made to attract competitive bids for these improvements. The contractor is a respected company that has successfully performed similar improvements for the Town of Addison for many years.

**RECOMMENDATION:**

Staff recommends that Council authorize the City Manager to enter into a contract with Jim Bowman Construction Co., L.P., in the amount of \$77,971.00, for the Sanitary Sewer Manhole Construction project.



**Sanitary Sewer Manhole Construction  
Bid NO 05-22**

**DUE: June 14, 2005  
2:00 PM**

BIDDER	SIGNED	BID BOND	Addendum 1	Standard Bid (A)	Total Calendar Days X \$250 (B)	TOTAL BID (A + B)
Jim Bowman Construction Co., L.P.	Y	Y	Y	\$77,971.00	\$6,250.00	\$84,221.00

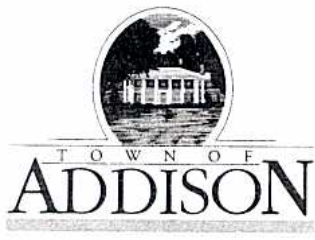
*Shanna N. Sims*  
 \_\_\_\_\_  
 Shanna N. Sims, Budget and Procurement Manager

*Katie H. Roller*  
 \_\_\_\_\_  
 Witness

**1494-Z**

The map displays several land parcels with the following details:

- Roads:** Edwin Lewis Dr, Quorum Dr, Spectrum Dr, Belt Line Rd, Sakowitz Dr, Montfort Dr.
- Parcel Designations and Numbers:**
  - SU 1, SU 2, SU 4, SU 6, SU 9, SU 13, SU 1
  - PD 739, PD 601, PD 84-005, PD 97-021, PD 83-046, PD 83-007, PD 86-079, PD 91-045, PD 84-100, PD 760, PD 86-036, PD 95-035, PD 85-100, PD 96-028, PD 419, PD 96-003, PD 02-001, PD 84-076, PD 386, PD 496, PD 495
  - LR 392, LR 509, LR 66, LR 419, LR 385, LR 495
  - C-1 558, C-1 305, C 66
  - I-1 66
- Other Features:** A black-shaded area is located near the intersection of Sakowitz Dr and Montfort Dr.



Addison 50!

50 YEARS OF FUN!

Post Office Box 9010

Addison, Texas 75001-9010

5300 Belt Line Road

(972) 450-7000

FAX (972) 450-7043

June 16, 2005

## STAFF REPORT

RE: Case 1394-Z/Amalfi  
Condominiums

LOCATION: Lot 1A, a tract of 2.70 acres in  
The Village on the Parkway  
Shopping Center at 5100 Belt  
Line Road

REQUEST: Approval of an amendment to an  
Existing Planned Development  
District (Ordinance 092-001)

APPLICANT: Redwood Residential, re-  
Presented by Mr. Luke  
Crosland

## DISCUSSION:

Background. This property was developed in the late 1970's as the "Sakowitz Village Shopping Center." The Sakowitz store occupied the building that now houses Bed, Bath and Beyond. In about 1986, the Sakowitz store closed and the shopping center was renamed the "Village on the Parkway." The center has struggled through several changes of ownership and a variety of ineffective management companies, and has never been as successful as the developers and the Town had hoped. In 2000, it was purchased by Dunhill Properties, which also owns the Plaza at the Quorum II shopping center and the small shopping center at the northeast corner of Midway Road and Belt Line. In 2001, Dunhill subdivided the property to create two separate lots on the southwest and southeast corners of the shopping center. Those lots were parking lots for the shopping center, but were seldom used.

KS Development Plan. In January of 2001, KS Development, which was a group headed by an architect named Sam Ng, proposed to develop an apartment tower on the western lot, adjacent to the Tollway, which would contain 212 multi-family and retail uses on the ground floor.



The KS Development plan also proposed a condominium building that would have been on the east side of the property. It was planned to contain 122 units with an average size of 1,919 square feet. The condominium building was also planned to have retail uses on the ground floor and parking was to be provided in a four-level garage with a pool and terrace on top of the garage. The building also proposed to have a 21,750 square-foot office space on the ground floor of the project on the Montfort Drive side.

The case was heard by the Planning and Zoning Commission on January and was tabled at that meeting. It was tabled to work on two items: the 25-foot utility easement across the south property line, and the proposed height of 200 feet. The hearing was scheduled to return to the Commission in February, but was pulled off by the applicant. The applicant did not bring a revised plan back to the Commission until October of 2003.

Revised KS Development Plan. The revised KS Development still proposed two buildings on the east and west corners, but the buildings were revised slightly. The apartment tower on the western side of the property was planned to contain 218 total units with an average size of 1,044 square feet. The retail on the ground floor was retained. The condominium building that was proposed for the east side of the property was reduced to 112 units with an average size of with an average size of 1,935 square feet. The retail uses, four-level parking garage, and office space on the Montfort Drive side were retained. The height on both buildings was reduced by 21 feet to meet FAA allowed heights.

The re-zoning for KS Development was approved by the City Council through Ordinance 002-001 on January 8, 2002 (approved plans are attached). KS Development tried for many months to secure financing, but could not. Although the project was not built, the zoning remained in place.

Mockingbird Properties Plan. In March of 2003, Mockingbird Properties proposed to amend the zoning on the property. Mockingbird Properties' first plan was to develop the property with two residential towers in the same locations that KS Development had proposed. It proposed to build one apartment tower and one condominium tower. The plans indicated that the condominium tower on the west (Tollway) side would contain 251 tower units and 16 townhouse units. The apartment tower on the east (Montfort) side of the property was to contain 272 tower units and 16 town homes. There was no ground floor retail in either building. The plan went to a Planning and Zoning Commission in March and was tabled. A revised plan was submitted in April, which eliminated the tower on the west side



of the site and replaced it with a 4-story, wood-frame building similar in form to the apartment buildings in Addison Circle. There was still a tower proposed on the east side that would be built to the FAA approved maximum height and would contain 256 units. The plan returned to the P&Z in May. The Planning and Zoning Commission recommended denial of the plan, which required a 3/4ths (six out of seven) vote for it to be approved by the Council. The request was denied by the Council through a 5-2 vote on June 10, 2003.

Amalfi Condominiums Plan. At this point, Redwood Residential is requesting approval of an amendment to Ordinance 002-001, which approved the KS Development plan. Redwood Residential is proposing to build only one tower on the east side of the property. Customers of 24-Hour Fitness and The Original Pancake House use the west side parking lot, while no-one uses the east side lot. 24-Hour Fitness has the right, in its lease, to keep the parking immediately south of the building, and it does not want to relinquish that right.

Redwood Residential is planning to build an 11-story condominium building containing 81 units. The building will sit approximately in the same footprint as the condominium building proposed by KS Development, but is not as thick as the KS Development was. It is also 779 feet above mean sea level, which is 15 feet shorter than the height approved by KS Development, and 15 feet shorter than the 794 height that the FAA will approve. The plan eliminates all retail and office uses at the ground floor that were part of the previous plan. The ground floor will contain a central lobby and entrances to the parking garage. The parking garage is on the south side of the building and is three levels.

Residential units range in size from 1,424 square feet to penthouse units of 5,471 square feet. Units average 3,100 square feet. Redwood Residential will build the shell building and has employed Sam Ng, the original architect, to work on the design and construction documents. Sharif and Munir, a local development company that developed the Bellbrook Estates subdivision, will finish the units out. Units can be completely custom finished. A chase flooring system allows plumbing to be moved to any location within a unit so that every unit can have a different floor plan. In addition, the units can be remodeled and all plumbing and rooms moved around if the unit is sold to another buyer.

Facades. The exterior facades for the building will be cast stone on the first two levels with stucco and glass above. The building will have a standing-seam metal roof. The balcony railings have not been detailed, but it appears they will be painted steel. The façade of the garage on the south side of the property does not provide staff sufficient detail. Staff cannot tell what material will be used to screen the parking. In addition, there are large holes in some portions of the



garage, such as where the ramp is located, and staff would like to see those better screened.

Traffic. The staff has not conducted a traffic study for this proposed development. However, it did perform a traffic study for the original KS Development plan in 2002. The Town asked Mr. Gary Jost, of the Gardner Group, to evaluate the traffic impact of the proposed KS development. Mr. Jost concluded:

- Traffic generated by the proposed development will not negatively impact traffic conditions on adjacent streets.
- Traffic generated by the proposed development will not necessitate the need for a traffic signal at any of the driveways serving the development.
- Additional evaluation of the impact on Village on the Parkway retail parking is recommended.
- Driveway design should meet Town of Addison design standards to ensure efficient access and egress.

Mr. Jost based these conclusions on a development of two buildings with 330 residential units and office and retail uses. The staff felt that if the KS development was not expected to warrant the installation of a traffic signal on Montfort, then this 81-unit project most certainly would not warrant a signal. There has been some question as to whether a traffic study had been done to evaluate the impact the proposed Wal-Mart, which is north of this site in Dallas, would have on the traffic on Montfort. The staff has not done an additional study to evaluate Wal-Mart's impact. However, the staff believes that if a development in another city increases the traffic on Montfort to a level that warrants a traffic signal, the burden for the cost of that signal should not be borne by this developer. The traffic that will be generated by these 81 units is negligible, and there are many entrances and exits to this center that will disperse what traffic is generated.

Building Height. The condominium building is 779 feet above mean sea level, which is 15 feet shorter than the height approved by KS Development, and 15 feet shorter than the 794 height that the FAA will approve. Staff recommends approval of the plan with the buildings at the height shown.



Parking. The Town's requirement for multi-family and condominium units is one space per bedroom. Under that requirement, this development should provide 162 spaces. It provides 186 spaces, which exceeds the requirement.

One of the big issues regarding this development has been parking. The lot the applicant is proposing to build on is currently a parking lot for the shopping center to the north. Redwood Residential is required, through both the approved zoning and an agreement with the shopping center owner, to replace this parking in its parking structure somewhere on its site. It is required to provide 113 spaces for use by the shopping center. It provides 117 total spaces. 90 spaces are in one parking level of the garage. This basement level garage is entered from the north side of the building, adjacent to the shopping center. The remaining 27 spaces are on the surface and are located in front of the building and on the east end.

Water and Sewer Capacity. The water and sewer lines in this area were sized and installed under the assumption that this would always be a retail development. The city had to make sure that there is capacity in the lines to handle the increase in water demand and sewage flow that this development would generate. The Engineering staff has evaluated both the water and sewer capability for the area and finds it is adequate.

Steve Chutchian, of the Public Works Department, also notes several other items the applicant should be aware of.

- An existing 43.5 ft. utility easement exists along the south property line of this tract. Existing water distribution and transmission mains are located within this easement, as well as several fire hydrants. Full access must be maintained over this easement, with no encroachment by any permanent structures.
- An existing wooden fence along the south property line, owned by the adjacent property owner, appears to encroach onto the Developer's property and the existing utility easement. The Developer must address this issue in terms of relocation, etc.
- Staff evaluation of existing utilities revealed the following:
  1. Existing water mains along Monfort Drive, Dallas Parkway, and along the south property line of this proposed site should be sufficient to meet the service demands of the development. Some on-site construction of water facilities may be required.



2. An existing 10" wastewater main on Montfort Drive has sufficient capacity to meet proposed demand created by this development. Some on-site sanitary sewer line construction may be necessary to outfall into the existing system.

- The developer will be required to provide on-site stormwater detention facilities in accordance with City Ordinance.
- FAA must consider height limitations and approve proposed improvements in this area.
- Civil design plans and specifications must be approved by the Town prior to construction of all improvements.

Fire Code. Gordon Robbins of the Fire Department notes three items that must be addressed for the building to conform to the Fire Code:

-“Service Roads” should be a minimum of 24-feet in width. Also, fire hydrants are required at 300-foot intervals along all fire lanes.

-Fire walls effectively divide the building in half above the 3<sup>rd</sup> floor. This may required the building have two addresses for emergency reporting purposes.

Building Code. Lynn Chandler, the Building Official, notes that all units that exceed a gross square footage of 2,000 square feet will require two exits from the unit. The exits must be separated a minimum of one-third of the largest diagonal of the area served. No deductions can be made for kitchens, closets, or wall or column thickness.

Open Space. Slade Strickland notes that the applicant has complied with the standard the city used in the Addison Circle development by providing at least two acres per 1,000 persons who will live in the development. Under that standard, the development should provide .324 acres of open space. It provides .672 acres. Staff is glad to see some open space provided for pets, and hopes the final plans incorporate as much turf area as possible. The applicant will need to provide detailed landscape and irrigation plans prior to the issuance of a building permit.

**RECOMMENDATION:**

In 2001, the staff supported amending the Comprehensive Plan to allow the KS Development plan to be built. At that time, the staff evaluated that project against the goals of Addison's Comprehensive Plan, and found it was consistent with those goals. Staff recommended the Comprehensive Plan be amended to designate this area as a mixed-use district that would allow for retail, condominium, and multi-family uses. A copy of the staff report recommending the amendment to the plan, and the Resolution approving the amendment, are attached.

The staff is very pleased with the quality of this development. Staff is also pleased that this development will have less traffic impact on the site and the neighborhood than the previously-approved KS Development plan. Staff hopes that this new development will cause the entire metroplex to think of Addison in a different way – as not just a street of restaurants, but a vibrant, mixed-use, pedestrian-oriented urban neighborhood. Addison Circle was a great first step, and this development would be an excellent second step toward making Addison a real live, work, play community.

Staff recommends approval subject to the following conditions:

- The applicant must submit additional detail as to the construction of the screening of the parking garage, and should revise the plans to provide better screening for the large openings in the garage face.
- The applicant must file complete landscaping and irrigation plans prior to the issuance of a building permit.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'CMORAN'.

Carmen Moran  
Director of Development Services

**COMMISSION FINDINGS:**

The Addison Planning and Zoning Commission, meeting in regular session on June 23, 2005, voted to recommend approval of the request on application from Redwood Residential, subject to the following conditions:

- The applicant must submit additional detail as to the construction of the screening of the parking garage, and should revise the plans to provide better screening for the large openings in the garage face.
- The applicant must file complete landscaping and irrigation plans prior to the issuance of a building permit.

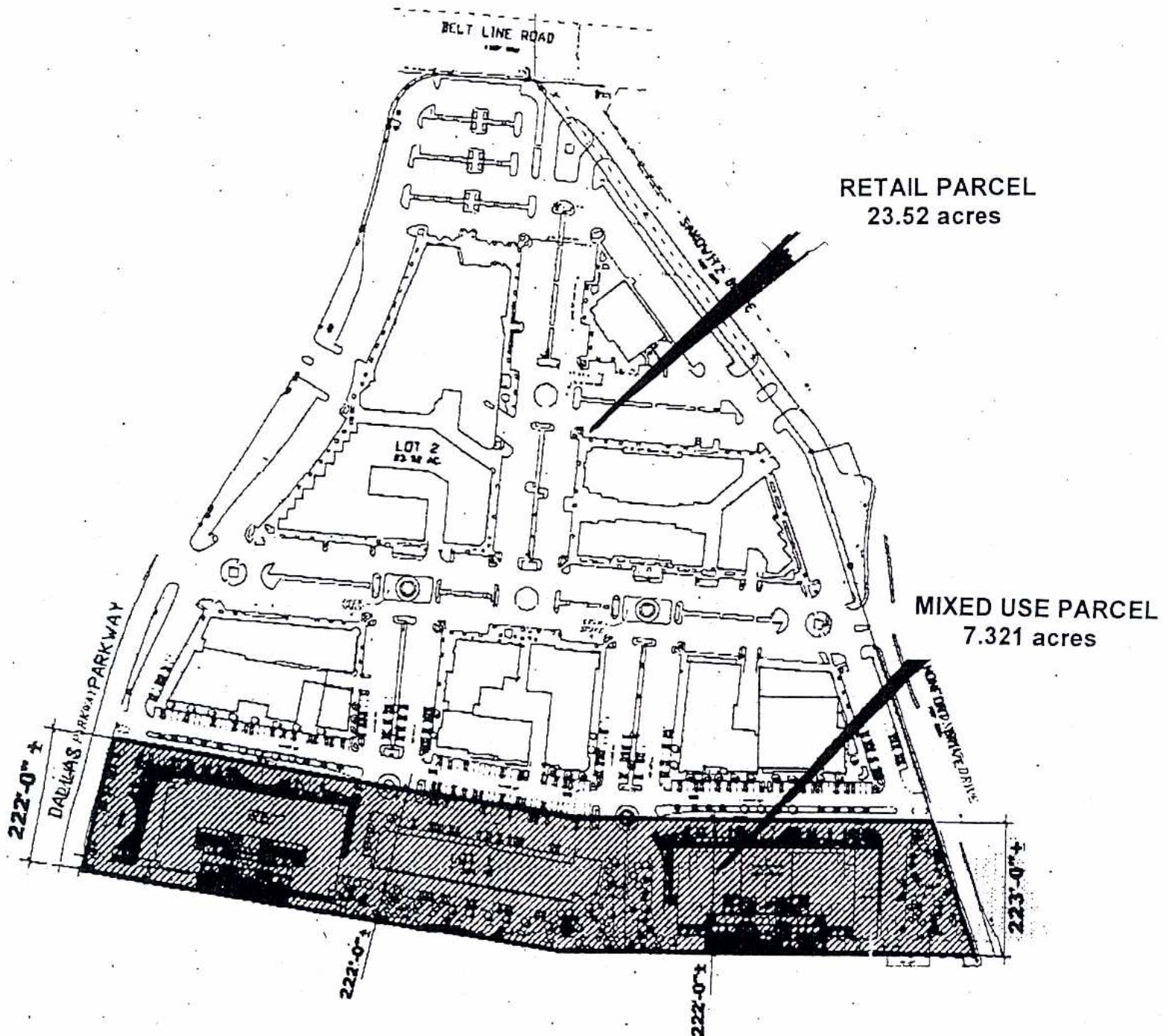
Voting Aye: Bernstein, Chafin, Doepfner, Knott, Meier, Wood

Voting Nay: None

Absent: Jandura



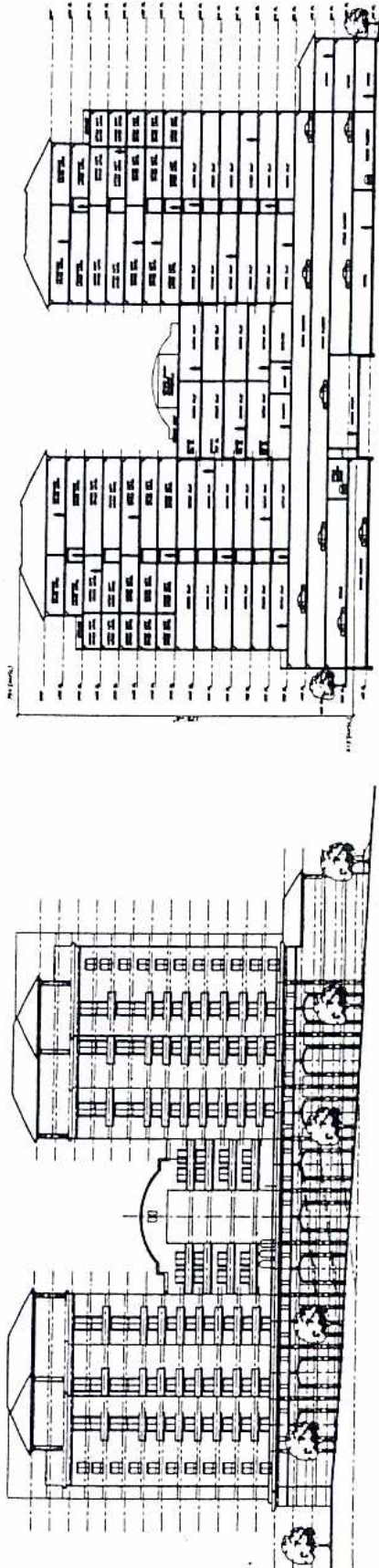
EXHIBIT B



OVERALL SITE PLAN

11/16/01

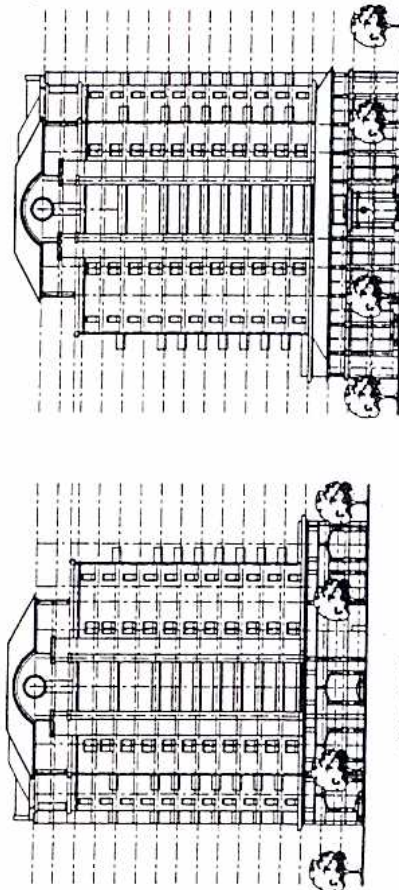
KS DEVELOPMENT  
PLANS



BLDG. SECTION

SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATIONS

EAST ELEVATION

SAINT TROPEZ CONDOMINIUMS

KING ARCHITECTS INC.  
1000 N. DOWNEY, SUITE 100  
DALLAS, TEXAS 75201  
TEL: (214) 750-1000 FAX: (214) 750-1001

SAINT TROPEZ  
CONDOMINIUMS

ANDOVER PLACE  
APARTMENTS

ADDISON, TEXAS

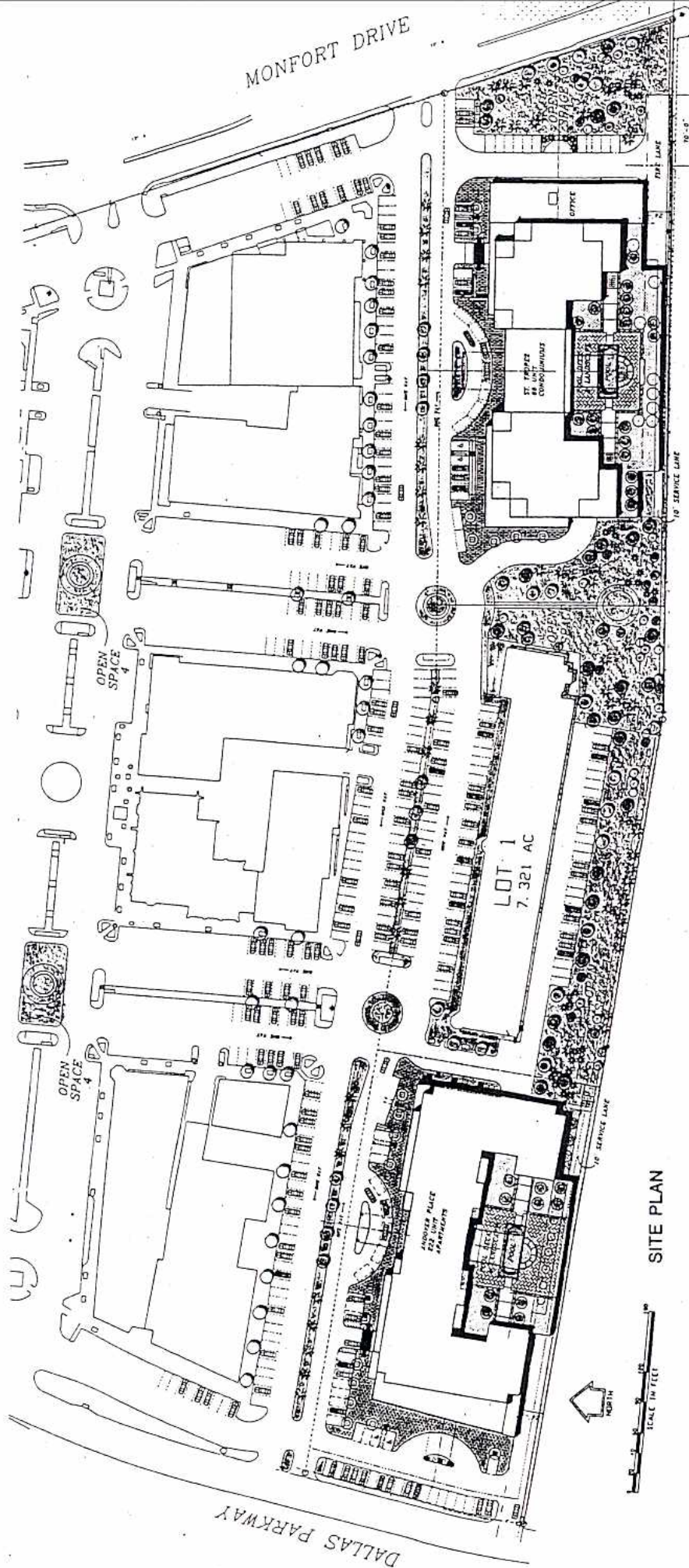
FOR:  
K S DEVELOPMENT  
2001 BRYAN STREET  
SUITE 1010  
DALLAS, TEXAS 75201

NO.	DATE	DESCRIPTION
1	10/1/01	PRELIMINARY
2	10/1/01	FOR SUBMITTAL

SAINT TROPEZ  
CONDOMINIUMS  
ELEVATIONS &  
SECTION

DATE	10-1-2001
DESIGNED BY	KS
DRAWN BY	KS
CHECKED BY	KS
SCALE	1"=30'



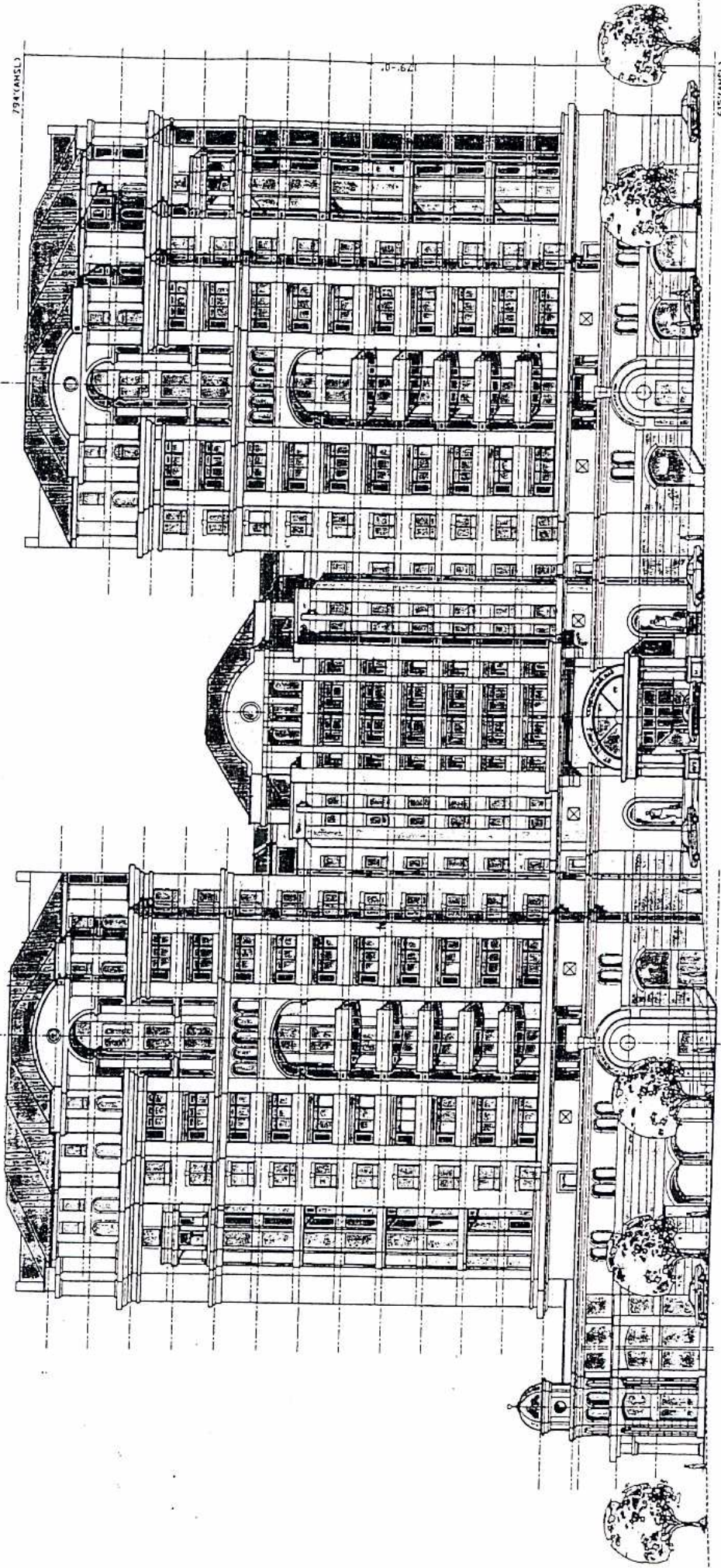


# OPEN SPACE CALCULATION

<b>PROVIDED:</b>		
OPEN SPACE 1	0.442 ACRES	
OPEN SPACE 2	0.567 ACRES	
OPEN SPACE 3	0.331 ACRES	
OPEN SPACE 4	0.15 ACRES	
<b>SUBTOTAL</b>	<b>1.49 ACRES</b>	
<b>REQUIRED:</b>		
PEOPLE FOR CONDOMINIUMS	132 @ 1.5/UNIT	
PEOPLE FOR APARTMENTS	444 @ 2.0/UNIT	
<b>TOTAL PEOPLE</b>	<b>576</b>	
<b>TOTAL OPEN SPACE REQUIRED</b>	<b>1.152 ACRES</b>	
	<b>2 ACRES/1,000 PERSON</b>	
<b>TOTAL OPEN SPACE PROVIDED</b>	<b>1.49 ACRES</b>	

## CONDOMINIUMS/APARTMENTS OVERALL PLAN



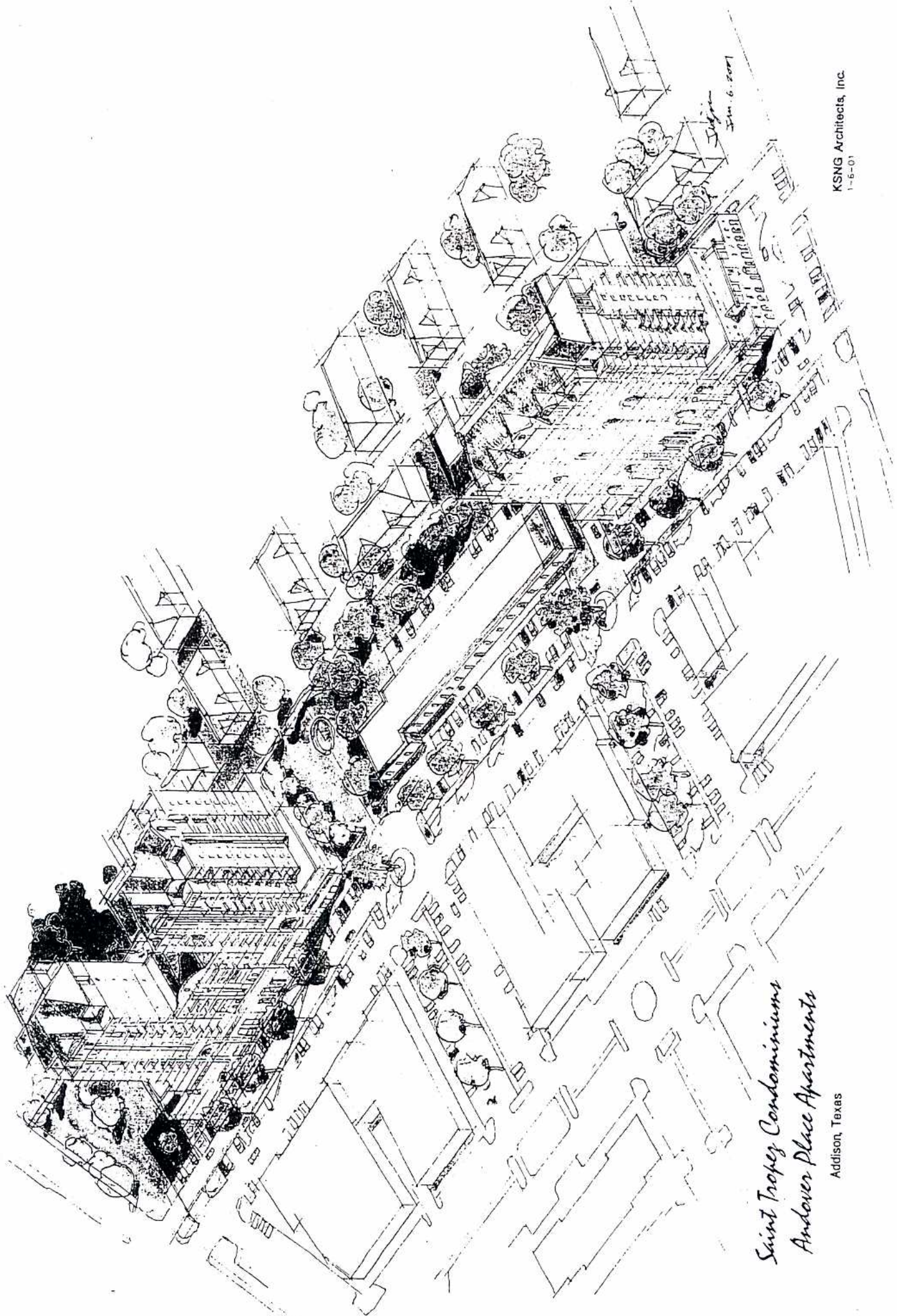


# *St. Tropez Condominiums*

Addison, Texas

KSNG Architects, Inc.  
12-3-01





*Saint Tropez Condominiums  
Andover Place Apartments*

Addison, Texas

KSNG Architects, Inc.  
1-6-01

## **Carmen Moran**

---

**From:** Steve Chutchian  
**Sent:** Tuesday, June 07, 2005 3:03 PM  
**To:** Carmen Moran  
**Subject:** Planning & Zoning Agenda Comments

The following comments are submitted for items included in the June 23, 2005 Planning & Zoning Commission meeting:

### **Case 1494-Z/Amalfi Condominiums**

- An existing 43.5 ft. utility easement exists along the south property line of this tract. Existing water distribution and transmission mains are located within this easement, as well as several fire hydrants. Full access must be maintained over this easement, with no encroachment by any permanent structures.
- An existing wooden fence along the south property line, owned by the adjacent property owner, appears to encroach onto the Developer's property and the existing utility easement. The Developer must address this issue in terms of relocation, etc.
- Staff evaluation of existing utilities revealed the following:
  1. Existing water mains along Monfort Drive, Dallas Parkway, and along the south property line of this proposed site should be sufficient to meet the service demands of the development. Some on-site construction of water facilities may be required.
  2. An existing 10" wastewater main on Montfort Drive has sufficient capacity to meet proposed demand created by this development. Some on-site sanitary sewer line construction may be necessary to outfall into the existing system.
- The developer will be required to provide on-site stormwater detention facilities in accordance with City Ordinance.
- FAA must consider height limitations and approve proposed improvements in this area.
- Civil design plans and specifications must be approved by the Town prior to construction of all improvements.

Should you have any questions, please let me know.

Steve Chutchian  
Assistant City Engineer



**Carmen Moran**

---

**From:** Gordon Robbins  
**Sent:** Tuesday, June 07, 2005 11:33 AM  
**To:** Carmen Moran  
**Subject:** Case 1494-Z/Amalfi Condominiums

I was unable to accurately scale the width of the "service roads" around the structure. In order for these to function as fire lanes they must be a minimum of 24-feet in width. Also, fire hydrants are required at 300-foot intervals along all fire lanes.

It appears that fire walls effectively divide the building in half above the 3rd floor. This may necessitate the building having two addresses for emergency reporting purposes.

There may be other considerations that arise such as parking for delivery trucks, location of Fire Department connections etc. We will address those as the project progresses.

Thank you.

*Gordon C. Robbins  
Deputy Fire Chief  
Addison, Texas  
972-450-7220*

6/16/2005

## **Memorandum**

Date: June 15, 2005  
To: Carmen Moran, Director of Development Services  
From: Slade Strickland, Director of Parks and Recreation  
Subject: **Case 1494/Amalfi Condominiums**

The plan submitted by the applicant meets and exceeds the open/green space urban center district requirements. A detailed set of landscape and irrigation plans will need to be submitted for review and approval prior to issuing a building permit.

To: Carman Moran, Director Development Services

From: Lynn Chandler, Building Official

Date: June 6, 2005

Subject: Case 1494-Z/Amalfi Condominiums

The applicant should be aware that if a unit exceeds a gross square footage of 2000 square feet two exits will be required from the unit. They will be required to be separated a minimum of one- third the largest diagonal of the area served apart. Gross square footage is the area of the entire unit and no deductions can be made for kitchens, closets, wall or column thickness.



October 19, 2001

STAFF REPORT

RE: Comprehensive Plan Amendment (#5)

LOCATION: 30.72 acres at the southeast corner of Belt Line Road and the Dallas North Tollway (the Village on the Parkway)

APPLICANT: KS Development, represented by Mr. Sam Ng

REQUEST: Approval of a Resolution amending the land use map of Addison's Comprehensive Plan to change the land use designation for this area from "Retail" to "Mixed Use"

DISCUSSION:

This case came to the Commission in January of this year. It was tabled at that meeting. The applicant planned to return to the Commission in February with revised plans, but did not. The case has been postponed for several months while the applicant worked with the FAA to get a final height determination.

In April of 1991 the city adopted a Comprehensive Plan, which set forth its plans for development of private property in the city. The plan calls for retail development in this area between the Dallas North Tollway and Montfort Drive. KS Development, represented by Mr. Sam Ng, has requested a change in zoning from a Planned Development district with retail uses to a Planned Development district with a mix of retail and residential uses. KS Development would like to add two "high-rise" residential towers to the southern portion of this property. One building would be a condominium and the other would be an apartment building. KS Development is now proposing 330 total units. The original proposal was for 343 units.

Goals for Residential Development. In the Comprehensive Plan, Addison set the following goal for residential development:

Expand the residential population of Addison by offering new housing opportunities including a range of new product types. Provide opportunities for the construction of a mix of housing types for persons of diverse economic groupings.

In accordance with that goal, the Comprehensive Plan listed seven objectives and five policies (attached), which would encourage the development of quality residential neighborhoods.

The staff has evaluated this proposal against the objectives and policies of the Comprehensive Plan, and finds that this development, though not anticipated in the original plan, is consistent with Addison's goal for residential development, and with most of the objectives and policies laid out in the plan.

However, staff sees the potential for this development to be inconsistent with the following Policies:

1. Protect existing residential areas from new development through the use of setbacks, screening and height controls.

This development is close to the Oaks North neighborhood. Although it is across Montfort Drive and approximately 300 feet to the north of the neighborhood, the development will be almost 179 feet tall (reduced from 200 feet). In January, the applicant set a crane at 200 feet so the staff could get an idea of how the proposed height would affect the Oaks North neighborhood. The only point in the neighborhood from which the tower could be clearly seen was heading west on Oaks North Drive.

2. Protect residential areas from non-local through traffic.

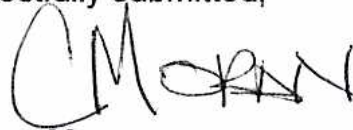
The staff must evaluate the traffic to see if there is potential for cut-through traffic through the Oaks North neighborhood. Our preliminary indication from a traffic engineer is that this development would not have a significant impact on the Oaks North neighborhood. The current zoning allows for a multi-story office building, which would generate more traffic than this proposed residential use.



**RECOMMENDATION:**

The staff feels that this development is consistent with the goal, objectives, and policies set forth in the Comprehensive Plan, and recommends approval of the amendment to the plan to amend the land use designation for this area from "Retail" to "Mixed Use."

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'CMORAN'.

Carmen Moran  
Director of Development Services

## **RESOLUTION NO. R02-001**

RESOLUTION BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, AMENDING THE LAND USE MAP OF ADDISON'S COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION FOR THE VILLAGE ON THE PARKWAY FROM "RETAIL" TO "MIXED USE".

WHEREAS, in 1991, the Town adopted a Comprehensive Plan setting forth plans for development of private property in the Town; and,

WHEREAS, the Comprehensive Plan sites the area between Dallas North Tollway and Montfort Drive as retail development; and,

WHEREAS, KS Development requests a change of the land use designation for the Village on the Parkway; and,

WHEREAS, staff feels that such a change is consistent with the goal, objectives, and policies in the Comprehensive Plan; and,

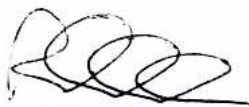
WHEREAS, staff recommends approval to amend the land use designation for this area from "Retail" to "Mixed Use"; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

THAT, the City Council does hereby amend the land use map of the Addison's Comprehensive Plan to change the land use designation for the Village on the Parkway from "Retail" to "Mixed Use".



DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS, this the 8<sup>th</sup> day of January, 2002.



\_\_\_\_\_  
Mayor

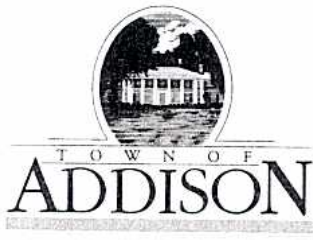
ATTEST:



\_\_\_\_\_  
City Secretary

# 1495-SUP





Addison 50!

50 YEARS OF FUN!

Post Office Box 9010

Addison, Texas 75001-9010

5300 Belt Line Road

(972) 450-7000

FAX (972) 450-7043

June 16, 2005

**STAFF REPORT**

**RE:**

Case 1495-SUP/Kenny's Wood Fired Grill

**LOCATION:**

5000 Belt Line Road, Suite 785 (Addison Walk)

**REQUEST:**

Approval of an amendment to an existing Special Use Permit for a Restaurant, and an amendment to an Existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

**APPLICANT:**

Mr. Cliff Maillet of the Design Authority

**DISCUSSION:**

Background. This lease space is the former Nothing But Noodles, located in the recently-remodeled Addison Walk shopping center. The goal of the redevelopment of the center was to allow room for additional restaurants in the center, and Nothing But Noodles was the first restaurant to be added. It was approved through Special Use Permit ordinance 004-003, which was passed by the Addison City Council on January 13, 2004. The restaurant opened in May of 2004 and closed in April of this year.

At this point, the applicant wants to convert the Nothing But Noodles space to a Kenny's Wood Fired Grill. The applicant will convert the space from a fast casual restaurant with a counter to a full-service restaurant with waiters. He is also planning to add a bar with 14 seats in a separate bar area.

Proposed Plan. The floor plan shows a 3,175 square foot restaurant with no patio. The previous restaurant had a 330 square foot patio. The staff would suggest that the allowance for the patio be left in place so the applicant can add tables and chairs outside later without having to go through the SUP amendment process.

Façade. The applicant will not be making any changes to the recently remodeled façade in the shopping center. The applicant has submitted a photo showing how the façade for this space will look.

Landscaping. The landscaping for this center was recently renovated. The center meets the requirements of the ordinance and is generally well maintained.

Parking. Restaurant uses within this center will have a parking ratio of one space per 180 square feet. This restaurant will require 20 spaces under the requirement. The site will provide sufficient parking.

Signage. The applicant has shown signs on the façade, but should be advised that signs cannot be approved through this process. All signs for the restaurant must comply with the requirements of the Addison Sign Ordinance. The applicant should be aware that the Town has a policy against allowing any exterior signs, which contain the words "bar", "tavern" or any terms, or graphic depictions, which relate to alcoholic beverages.

#### RECOMMENDATION:

Staff recommends approval of the amendment to an existing Special Use Permit for a restaurant, and approval of the amendment to an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, subject to the following conditions:

-the applicant shall not use any terms, including the term "bar," "tavern," or graphic depictions that denote alcoholic beverages in exterior signs.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'C. MORAN'.

Carmen Moran  
Director of Development Services



**COMMISSION FINDINGS:**

The Addison Planning and Zoning Commission, meeting in regular session on June 23, 2005, voted to recommend approval of the request on application from Kenny's Wood Fired Grill, subject to the following conditions:

-the applicant shall not use any terms, including the term "bar," "tavern," or graphic depictions that denote alcoholic beverages in exterior signs.

Voting Aye: Bernstein, Chafin, Doepfner, Knott, Meier, Wood

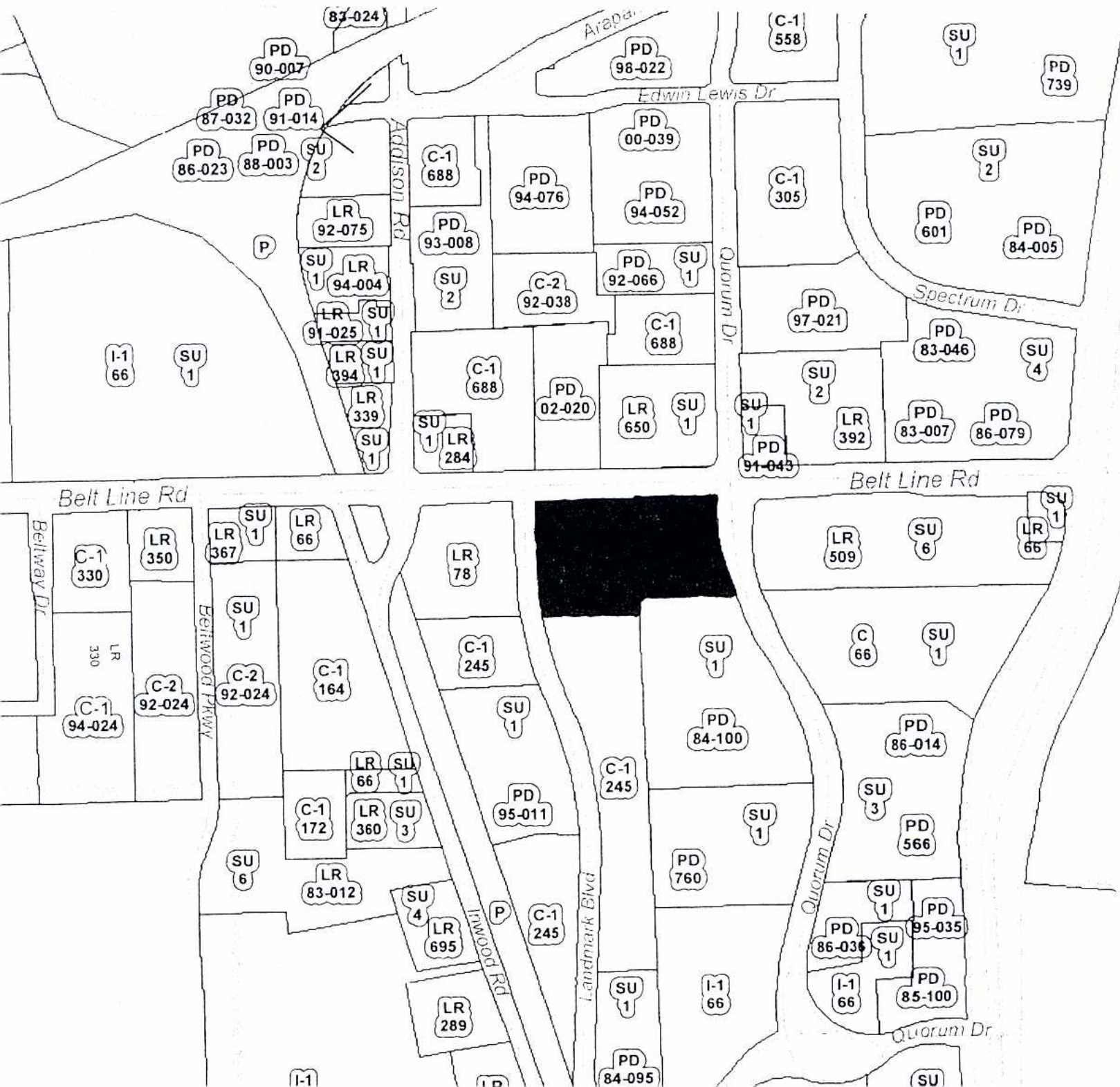
Voting Nay: None

Absent: Jandura

#R5

# 1496-SUP

Case 1496-SUP/Go Fish. Requesting an amendment to an existing Special Use Permit for a restaurant and an amendment to an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, located at 4930 Belt Line Road, Suite 190, on application from Go Fish Restaurants, represented by Mr. Cash Hebel.







Addison 50!

50 YEARS OF FUN!

Post Office Box 9010

Addison, Texas 75001-9010

5300 Belt Line Road

(972) 450-7000

FAX (972) 450-7043

June 14, 2005

## STAFF REPORT

RE: Case 1496-SUP/Go Fish

LOCATION: 4930 Belt Line Road, Suite 190  
Plaza at the Quorum Shopping Center

REQUEST: Approval of an amendment to an existing Special Use Permit for a restaurant, and approval of an amendment to an existing Special Use permit for the sale of alcoholic beverages for on-premises consumption only

APPLICANT: Fresh Catch, LLC, dba Go Fish

DISCUSSION:

Background. This lease space was originally developed as a Baja Fresh Restaurant, which was approved through Ordinance 001-006 on February 13, 2001. Baja Fresh closed and the space was re-occupied by Chip's Hamburgers. Chip's made only minor changes to the space, so the remodel was approved administratively. Go Fish took over the space and remodeled it into a seafood restaurant. Since the operators of Go Fish made changes to the floor plan, it went through the SUP amendment process. It was approved through Ordinance 005-007, which was passed by the Council on February 8, 2005.

Go Fish opened in April of 2005 and experienced immediate success. At this point, the restaurant wants to expand so that it can increase its capacity for dinner business. It is taking over the 1,843 square feet immediately to the east of the existing restaurant.

Proposed Plan. The plans indicate an addition of 1,843 square feet that will occupy the lease space immediately east of the existing Go Fish restaurant. The new room will include a bar with 10 stools, two banquet tables with nine seats each, six booths, an additional counter with four stools, and another set of two restrooms.

The owners have indicated they would like to be able to book the new room as a private room for large parties or events.

Building Code. Lynn Chandler has noted Building Code items that will affect the plan. Since the occupant load of the addition will exceed 50 people, a second exit from this area will have to be added that does not pass through the kitchen. It appears that there is room on the plan to add a door in the south wall at the end of an area that is marked as "storage." In addition, a two-hour wall will be required on the east wall to separate this lease space from the remainder of the building. These are building code requirements that must be met by the applicant. The staff brings them to the applicant's attention because they will affect the cost of the project, but they do not need to be added as conditions for approval.

Facades. The applicant is not making any changes to the façade, but will modify the store-front in the new space to match the existing space. The owner will also add new awnings to match the awnings on the existing space.

Landscaping. The landscaping on the site meets the requirements of the ordinance and is generally well maintained.

Parking. Restaurant uses within this center that do not utilize designated valet parking have a parking ratio of one space per 160 square feet. Restaurants that do utilize valet parking have a parking ratio of one space per 100 square feet. When this restaurant came through for the first approval, we did not know it would have valet parking. However, it is now using valet parking for both lunch and dinner. Under the "designated valet parking" ratio, the restaurant requires 44 spaces. There are a sufficient number of spaces in the center to accommodate this expansion; however, the owner should be aware that no more restaurant space can be added to this center in the future.

Signs. The applicant has shown a new blade sign for the restaurant and an additional sign for the facade. The signs do not meet the requirements of the Sign ordinance, and the applicant has been advised that he must obtain a Meritorious Exception to the Sign Ordinance in order to install them. All signs must be permitted under the requirements of the Addison Sign ordinance, and cannot be approved through this process. The applicant should also be aware his first approval for the restaurant carried a condition prohibiting the use of any terms, including the term "bar," "club," or graphic depictions that denote alcoholic beverages in exterior signs. That condition will be in effect for the expansion as well.



RECOMMENDATION:

Staff recommends approval of this request subject to no conditions.

Respectfully submitted,

A handwritten signature in black ink that reads "CMORAN". The letters are stylized and connected, with a large "C" and "M" at the beginning.

Carmen Moran  
Director of Development Services

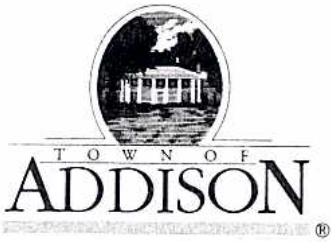
**COMMISSION FINDINGS:**

The Addison Planning and Zoning Commission, meeting in regular session on June 23, 2005, voted to recommend approval of the amendment to an existing Special Use Permit for a restaurant, and an amendment to an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption, subject to no conditions.

Voting Aye: Bernstein, Chafin, Doepfner, Knott, Meier, Wood

Voting Nay: None

Absent: Jandura



**BUILDING INSPECTION DEPARTMENT**

(972) 450-2880 Fax: (972) 450-2837

16801 Westgrove

Post Office Box 9010 Addison, Texas 75001-9010

To: Carmen Moran, Director Development Services

From: Lynn Chandler, Building Official

Date: June 14, 2005

Subject: Case 1496-SUP/Go Fish

The occupant load of the addition exceeds 50. Therefore two exits from this area will be required. They shall not pass through a kitchen and shall be located a minimum of one half the largest diagonal of the area served apart. The exits as show on the plan submitted do not meet this requirement.

A two-hour wall will be required on the east wall to separate this space from the remainder of the building.

The sign shown on sheet AO5 does not meet the requirements of the sign ordinance. It extends above the roof line and projects out past the facade more than 18".



# MERITORIOUS EXCEPTION TO THE ADDISON SIGN ORDINANCE

## STAFF REPORT

ME 2005-06

Date: June 14, 2005

Business: Café Japon and Boba Tea

Location of Request: 4933 Belt Line Road

Ordinance Requirement	Request	Variance												
<p>Sec. 62-163. Area.</p> <p>Total effective area of attached signs shall not exceed the following schedules:</p> <p>(1) On an attached sign located at a height of up to 36 ft, the effective area is limited to 1 sq ft of sign area for each linear foot of building frontage not to exceed 100 sq ft</p> <p>(2) An attached sign located at or exceeding a height of 36 ft shall be permitted an increase in maximum effective area. Such increases shall not exceed 4 sq ft in effective area for each additional 1 ft of height above 36 ft measured from the base of the sign to the building grade.</p> <p>(3) Attached signs may be located on each façade; however, the sum of the effective area of all attached signs shall not exceed twice the allowable effective area as specified in subsections (1) and (2) of this section.</p> <p>(4) Building with 4 or more stories in height may have not more than 2 attached signs per façade provided that:</p> <p>a. Each sign is designated for a separate tenant.</p> <p>b. One sign must be located on or near the uppermost story of the building while the 2<sup>nd</sup> sign is to be located on the 1<sup>st</sup> or ground level floor.</p> <p>c. Signs may be no closer than 30 ft apart.</p> <p>d. The combined effective sq footage of both signs may not exceed twice the allowed effective sq footage as specified in subsections (1) and (2) of this section.</p> <p>(5) Maximum letter/logo height of attached signs shall not exceed twice the allowable effective area as specified in subsections (1) and (2) of this section. Maximum letter/logo height of attached signs shall be determined by the following schedule:</p> <table><tr><th>Sign Height (feet)</th><th>Maximum Letter/Logo Height (inches)</th></tr><tr><td>0 - 36</td><td>16</td></tr><tr><td>37 - 48</td><td>36</td></tr><tr><td>49 - 100</td><td>48</td></tr><tr><td>101 - 150</td><td>60</td></tr><tr><td>151 and up</td><td>7</td></tr></table> <p>a. Letter heights in excess of 72 inches must be approved by the city council.</p> <p>b. Not more than 50% of the letters in each individual sign height category may be 25% taller than the specified maximum letter/logo height.</p> <p>(6) Copy on awnings is allowed in accordance with the above regulations for area and letter height. For back-lit awnings, the area of the sign shall be based on the area of the awning that is back-lit or illuminated.</p>	Sign Height (feet)	Maximum Letter/Logo Height (inches)	0 - 36	16	37 - 48	36	49 - 100	48	101 - 150	60	151 and up	7	<p>The applicant is requesting:</p> <p>Two signs on the south façade. One for Café Japon with logos 30" and 24" in height, letters 22" in height and an area of 26.5 Sq Ft. The second for Boba Tea with a logo 30" in height and an area of 6.25 SQ Ft.</p> <p>A sign for Café Japon on the west façade with logos 30" and 24" in height, letters 24" and 22" in height and an area of 26.5 SQ Ft.</p>	<p>The ordinance allows 1 Sq. Ft. of signage for each Ft. of building length up to 100 Sq. Ft. and a maximum letter height of 20" for 50% of the letters with the remaining letters to be 16" or less in height.</p>
Sign Height (feet)	Maximum Letter/Logo Height (inches)													
0 - 36	16													
37 - 48	36													
49 - 100	48													
101 - 150	60													
151 and up	7													

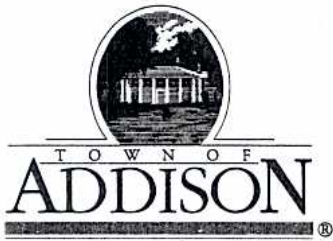
STAFF RECOMMENDATION: The signs will be located approximately 95' from Belt Line Road. The ordinance allows a 35 sq ft sign for Café Japon on the south façade and 76 sq ft on the west façade and an 18 sq ft sign on the south façade for Boba Tea. Therefore staff recommends approval of the signs as requested due to the set back and the size of the signs.

STAFF:

*Lynn Chandler*

Lynn Chandler, Building Official

#RB-1



**BUILDING INSPECTION DEPARTMENT**

(972) 450-2880 Fax: (972) 450-2837

16801 Westgrove

Post Office Box 9010 Addison, Texas 75001-9010

#RB-2

To: Carmen Moran, Director Development Services

From: Lynn Chandler, Building Official

Date: June 20, 2005

Subject: Exceptions to the Sign Ordinance for Attached Signs

The following list consists of exceptions to attached signs:

1. Addison Town Center Shopping Center located in the 3700 to 3800 block of Belt Line Road was granted an exception for letter heights up to 6' and more than one side per façade. October 1994
2. Village on the Parkway located at 5100 Belt line Road was granted an exception for letter Heights up to 30", more than one sign per façade and blade signs. June 1996
3. Addison Circle was granted an exception for more than two signs on a building four or More stories in height, signs above the roof and blade signs. March 1997
4. Centennial Liquor Store located at 15055 Inwood Road was granted an exception to place more than one sign on the east façade. March 1999
5. Hallmark located at 14312 Marsh Lane was granted an exception for letter heights of 36" and 26" due to the thin stroke of the letters and being located 250' from Marsh Lane. June 2000
6. Abbotsford Court located at 14775 Midway Road was granted an exception for letter heights of 29" and 24 " due to the thin stroke of the letters and being located 300' from Midway road. June 2001
7. Dunhill Property Management was granted an exception to place four murals, 81 Sq. Ft. each, on the south façade and five murals, 75 Sq. Ft. each, on the west façade of Suite 840 at 5100 Belt Line Road. These murals were considered signage but were approved because they were not deemed to be a blight or offensive. October 2001
8. Gilbert's Delicatessen Restaurant located at 4930 Belt Line Road Suite 100 was granted an exception for letter heights of 24", 22" and 20" due to a set back of 278' from Belt Line Road. March 2001



9. Hilton Garden Inn located at 4090 Belt Line Road was granted an exception for letter heights of 22" due to a set back of 355' from Belt Line Road. June 2002.
10. Isotag located at 4355 Excel Parkway Suite 100 was granted an exception for an attached sign with a logo height of 31.5 " and letter heights of 25" due to a setback of 120' from Excel Parkway. July 2002.
11. BJ's Restaurant located at 4901 Belt Line Road was granted an exception for attached signs with letter heights of 39", 28", and murals with figures 8' and 9' in height. The signs were 110', 163', 135' and 143' respectively from Belt Line Road. December 2002.
12. Chip's Old Fashioned Hamburgers located at 4950 Belt line Suite 190 was granted an exception for an attached sign with letter heights of 30" due to a set back of 250' from Belt Line Road. April 2003.
13. Sigel's Liquor located at 15003 Inwood Road was granted an exception for an attached sign with letter heights of 24" due to a setback of 93' to 100' from Inwood Road. June 2003.
14. Two Rows Restaurant located at 17225 Dallas Pkwy was granted an exception for attached signage with letter heights of 30" due to setbacks of 110' from Dallas Pkwy and 147' from Addison Rd. July and September 2003.
15. Vartec Telcom/ Excel located at 16675 Addison Rd. and 4550 Excel Pkwy was granted an exception for attached signs with logo heights of 48" at 16775 Addison Rd. due to setbacks of 160' Excel Pkwy and 145' from Addison Rd. and logo heights of 36" at 4550 Excel Pkwy due to a setbacks of 95' and 105' from Excel Pkwy.
16. Pot Belly Sandwich Works located at 4945 Belt Line Rd was granted an exception for attached signs with letters 30" in height due to a setback of 95' from Belt line Rd. They were not, however, allowed any area increases. Nov 2003.
17. Mama Fu's Noodle House located at 3711 Belt Line Rd was granted an exception for attached signs with letters 30" in height due to a setback of 115' from Belt Line Rd. Jan 2004.
18. Addison Walk located at 5000 Belt Line Rd was granted an exception for attached signs with letters 36", 30" and 24" in height due to setbacks of 100' to 179' from Belt line Rd. Jan 2004.
19. Authentix was granted an exception for an attached sign with letters 28', 25" and 21.5" in height due to a setback of 120' from Excel Parkway. Feb 2004.
20. Champps Restaurant was granted an exception for attached signs with letters 35", 28", 32.5" and 26" in height due to setbacks of 168' and 133' from Belt Line Rd. Mar 2004.
21. Pot Belly Sandwich Sandwich Works located at 4945 Belt line Rd was granted an exception for attached signs with letters 30" in height due o a setback of 95' from Belt Line Rd. May 2004.



22. Wachovia Bank located at 5080 Spectrum Dr was granted an exception for attached signs with a logo 30" in height and more than 50% of the letters exceeding 16" in height due to the area of the facades they were located on. November, 2004.
23. Sam's located at 4150 Belt Line Rd was granted an exception for three attached signs, with areas of 147 sq ft and a 36" letter, 92 sq ft and a 24" letter, and 25 sq ft due to a set back of 410 ft from Belt Line Rd, the size of the façade it's on and that the number of signs was reduced from six to three. December, 2004.
24. Charter Furniture located at 15101 Midway Rd was granted an exception for three additional signs on the east façade due to the construction of the Midway Rd bridge next to their building. January 31, 2005.
25. Century Bank located at 3701 Belt Line Rd was granted an exception for an additional sign on the south façade with a logo 24" in height and more than 50% of the letters 20" in height.
26. Auto Care European located at 4304 Wiley Post Rd was granted an exception for a sign with letters 24" in height due to a set back of 130 ft from Wiley Post Rd.

#RB-3



**BUILDING INSPECTION DEPARTMENT**  
Post Office Box 144 Addison, Texas 75001

(214) 450-2848  
16801 Westgrove

fax 817-633-1830

**APPLICATION FOR MERITORIOUS EXCEPTION  
TO THE SIGN ORDINANCE**

APPLICATION DATE: 6-12-05 FILING FEE: \$200.00 CASE #: \_\_\_\_\_

APPLICANT: DEN/ORR LLC DBA BOBATEA

ADDRESS: 4933 Beltline Rd SUITE #: \_\_\_\_\_

Addison TX 75254 PHONE #: \_\_\_\_\_

CITY

STATE

ZIP

STATUS OF APPLICANT: Owner \_\_\_\_\_ Tenant \_\_\_\_\_ Agent ✓

LOCATION WHERE EXCEPTION IS REQUESTED:

4933 BELT LINE ROAD Addison, TX 75254

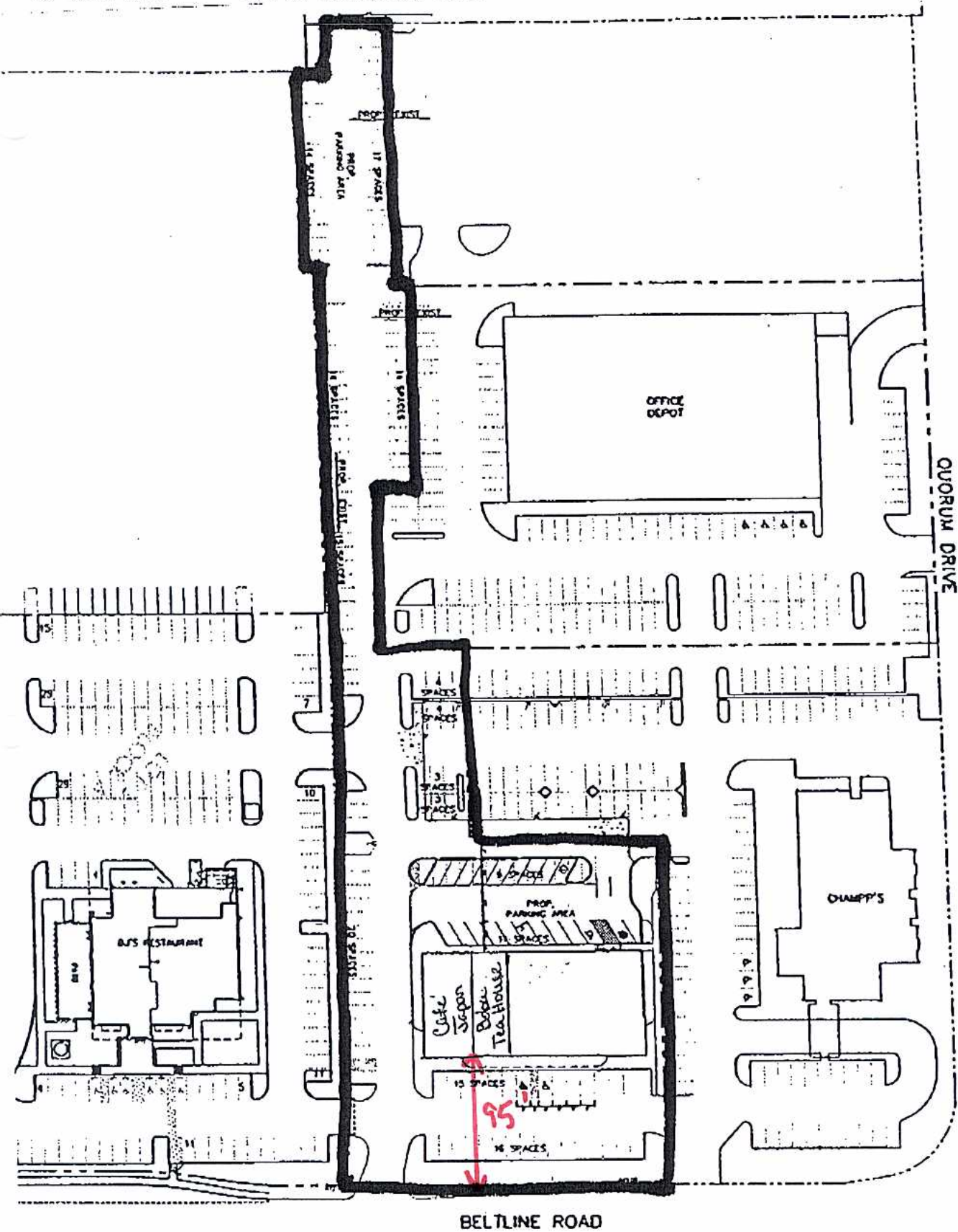
REASONS FOR MERITORIOUS EXCEPTION: \* (See below for PLAN REQUEST)

We are requesting a variance to increase  
the size of the wall signs, as they will  
not be visible from the street if designed to  
meet code

\*YOU MUST SUBMIT THE FOLLOWING:

10 COPIES OF THE PROPOSED SIGN SHOWING THE FOLLOWING: LOT  
LINES, NAMES OF ADJACENT STREETS, LOCATION OF EXISTING  
BUILDINGS, EXISTING SIGNS, PROPOSED SIGNS, AND SKETCH OF SIGN  
WITH SCALE AND DIMENSIONS INDICATED. (8 1/2 X 11 PLEASE)

DATE FEES PAID: 6-14-05 CHECK #: 1009 RECEIPT #: 23668





The logo for the Town of Addison, featuring the word "Addison!" in a stylized, handwritten-style font.A vertical blue bar with the words "Finance Department" written in white, sans-serif, capital letters.

# MEMO

**To:** Ron Whitehead, City Manager  
**From:** Randy Moravec, Finance Director  
**Re:** Appointment of Nancy Cline to  
North Dallas County Water Supply Corporation  
**Date:** June 17, 2005

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## SUMMARY:

Council approval is requested of Nancy Cline's appointment to the North Dallas County Water Supply Corporation (NDCWSC).

## BACKGROUND:

The NDCWSC is the entity established by the Town of Addison and the City of Farmers Branch to fund the construction and operation of the "Eastside Interceptor Sewer System" that serves the two cities. Under the corporation bylaws, each city has three representatives on the corporation's Board of Directors. Since the project's completion in 1997 the Board's responsibilities have been limited to approving annual budgets and financial reports and it meets only once or twice a year. The Town is represented by Ron Whitehead, Randy Moravec and, until his departure, Mike Murphy.

## FINANCIAL IMPACT:

There is no financial impact associated with this item.

## RECOMMENDATION:

It is recommended Council approve Nancy Cline's appointment to the NDCWSC Board of Directors.

**Council Agenda Item: #R8****SUMMARY:**

Consideration of a Resolution authorizing the City Manager to enter into a contract with Dallas Pump Service & Supply, Co., in the amount of \$73,817.10 for the purchase and installation of a Fuel Management and Underground Storage Tank (UST) Monitoring System for the Town of Addison Service Center and Central Fire Station facilities.

**FINANCIAL IMPACT:**

Budgeted Amount	<u>\$78,000.00</u>
Funds Available:	Capital Equipment Replacement Fund
Cost:	<u>\$73,817.10</u>

**BACKGROUND:**

General Services manages the fueling operations for the Town's fleet of vehicles and equipment. Since 1992 the Town has used an automated Fuel Management and Underground Storage Tank Monitoring (UST) System to provide accountable dispensing of fuels and monitor fuel tank inventories while providing compliance with the Environmental Protection Agency (EPA) and the State of Texas' Texas Commission on Environmental Quality (TCEQ).

The present system is thirteen years old and in need of replacement due to age. Many of the electronic components, both underground and above (tank probes, terminal boards) have begun to fail on a regular basis.

The new system will continue to keep us in compliance with the regulatory agencies and continue to dispense fuel in a safe, protected and accountable manner.

Proposal information was sent out to 261 suppliers through the Purchasing Divisions' DemandStar system with 13 potential vendors downloading the request for proposals. Two proposals were received. Dallas Pump Service & Supply, Co., submitted a proposal that meets General Services requirements and is under budget. Dallas Pumps' proposal includes all labor, materials, installation, removal and haul off of old equipment. Dallas Pump Service & Supply, Co., received favorable references.

**RECOMMENDATION:**

Staff recommends the Council authorize the City Manager to enter into contract with Dallas Pump Service & Supply, Co., in the amount of \$73,817.10 for the purchase and installation of a Fuel Management and Underground Storage Tank (UST) Monitoring System for the Town of Addison Service Center and Central Fire Station facilities.